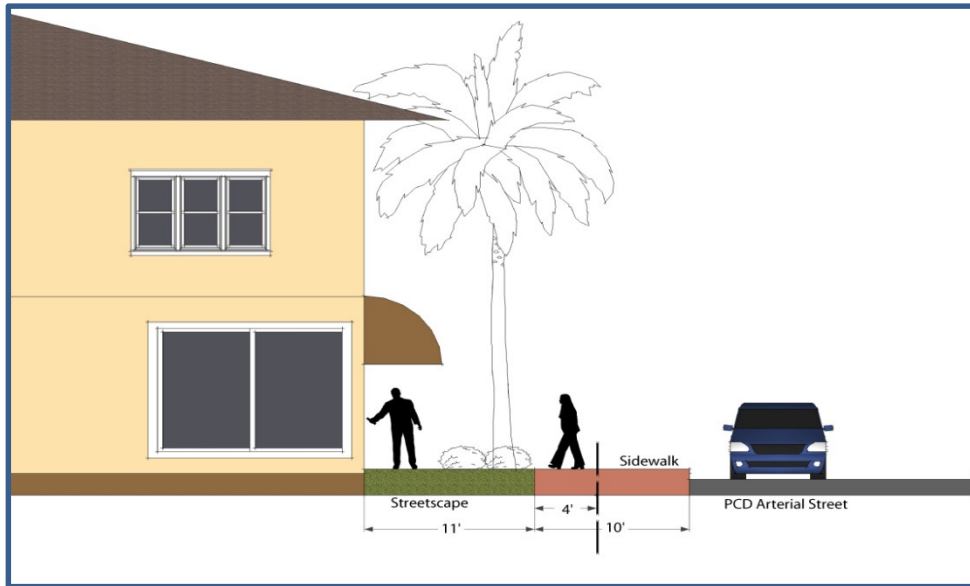
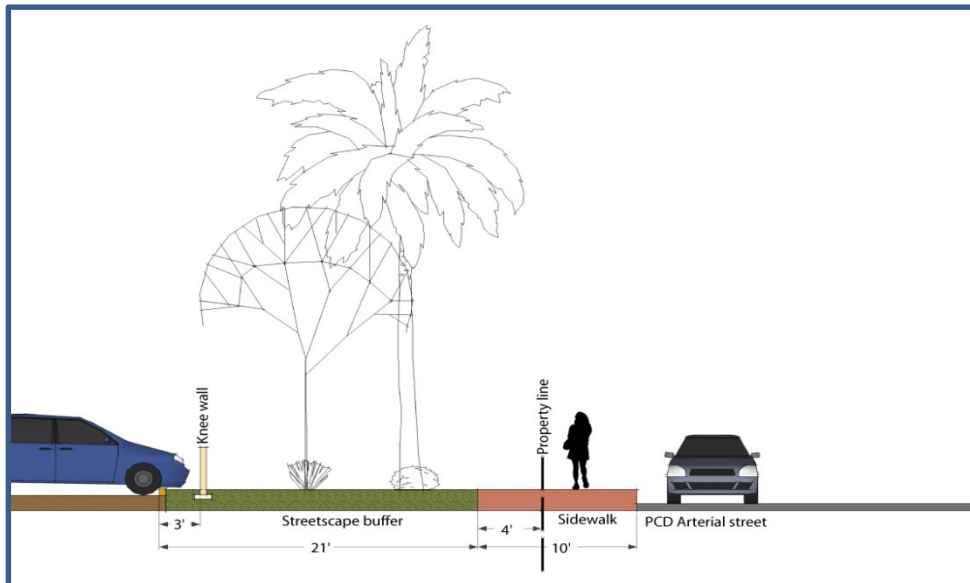


Build to Line Street Interface



Streetscape Section illustration



PCD

PCD Zoning District Planned Corridor District

Permitted Uses

- Arcade, Video Games, Electronic Gaming
- Cultural Civic Facilities- Libraries, Museums
- Family Day Care (5 children or less)
- Golf – miniature
- Greenhouses – nursery, retail
- Group Homes (up to 6 persons)*
- Home Occupation Office*
- Hotels, Motels, Lodging*
- Mixed-Use Residential*
- Non-public Technical, Vocational Education Facilities
- Private Educational and Child Care Facilities* (includes charter schools)
- Restaurant – Sports Bar, Amusement Restaurant/Bar, Coffee/Sandwich
- shop, cafeteria, outdoor café*
- Places of Assembly type uses*
- Commercial type uses
- Office type uses
- Service type uses
- Showrooms – retail sales
- Vehicle related commercial type uses
- And other uses permitted by public hearing

* Please refer to the Miami Gardens Land Development Regulations, Article IX, Sections 9-10 and Section 9-20 for use regulations.

*** Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

CITY OF MIAMI GARDENS
PLANNING AND ZONING DEPARTMENT



A Public Information Service of
PLANNING AND ZONING DEPARTMENT
1515 NW 167th Street, Building 5, Suite 200,
Miami Gardens, Florida 33169, 305-622-8023

Lot and Density Parameters

- Minimum lot frontage for interior lots = 150 ft
- Minimum net lot area = 45,000 sf
- Maximum residential density = 16-26 du/ac by right (varies by corridor)
55-150 du/ac with incentive bonus
- Maximum floor area ratio = .50 single use
3.0 mixed-use (varies by corridor)

Maximum Impervious Area

- Maximum impervious area = 70% of net lot area by right
Up to 90% with incentive bonus

Building Height

- Principal building height = 2-4 stories by right
6-20 stories with incentive bonus
(varies by corridor)

Principal Building Setbacks and Spacing

- Minimum front setback = 15 ft (build to line)
25 ft minimum
- Minimum rear setback = 10 ft by right or
7.5 ft with incentive bonus
- Minimum interior side setback = 10 ft by right
0 ft with incentive bonus
- Minimum side street setback = 10 ft
- Minimum rear setback abutting residentially zoned lot = 25 ft
- Minimum rear setback separated from residentially zoned lot
by street, alley or other right-of-way = 25 ft
- Minimum spacing between buildings = 10 ft

Accessory Building/ Structures Height

- Accessory building height = 35 ft/ 2 stories

Accessory Building Setbacks and Spacing

- Minimum front setback = 25 ft
- Minimum rear setback = 0 ft
- Minimum interior side setback = 10 ft by right
0 ft with incentive bonus
- Minimum side street setback = 10 ft
- Minimum rear setback abutting residentially zoned lot = 25 ft
- Minimum rear setback separated from residentially zoned lot
by street, alley or other right-of-way = 25 ft
- Minimum space between buildings = 10 ft